

MARKED AGENDA
ZONING REVIEW BOARD
OCTOBER 2, 2014
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASE:

1. **Z-14-54**-An Ordinance by Zoning Committee to rezone from the PD-H (Planned Development-Housing) District to the PD-H (Planned Development-Housing) District for the purpose of a site plan amendment for properties previously rezoned as a part of a unified plan associated with Ordinance 04-O-0902 and addressed as 360 & 390 16th Street, N.W and 1217 Mecaslin Street, N.W.
NPU-E Council District 2/3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES:

2. **Z-14-01**- An Ordinance to rezone from the R-3 (Single Family Residential) District and the RG-3-C (Residential General - Sector 3) District to the RG-3-C (Residential General-Sector 3) District, property located at **2600 Shady Valley Drive (17-00060001029), 2601 Shady Valley Drive (17-00060001028) and 2633 Lenox Road (17-00060001027), 2636 Shady Valley Drive (17-000600010122), 2640 Shady Valley Drive and 2646 Shady Valley Drive**, fronting approximately 404 feet on the western side of Shady Valley Drive and approximately 308 feet on the northern side of Buford Highway and approximately 47 feet on the northeasterly side of Lenox Road. Depth: varies. Area: approximately 3.02 acres. Land Lot 6, 17th District Fulton County, Georgia.
OWNER: THE DOCTOR CHARLES M. TAYLOR LIVING TRUST, WILLIAM J. TAYLOR, JR., INNA KASPEROVICH DYER AND ATLANTA ACQUISITIONS, LLC
APPLICANT: AOB ATLANTA, LLC
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
3. **U-14-07**- An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home pursuant to Section 16-06.005 (1) (g) for property located at **1937 BROWNS MILL ROAD, S.E.**, fronting approximately 147 feet on the west side of Browns Mill Road at the southwest corner of Troy Street and Browns Mill Road and approximately 203 feet on the south side of Troy Street. Depth: varies. Area: approximately 1.49 acres. Land Lot 39. 14th District, Fulton County, Georgia.
OWNER: MARY F. KNIGHT BAGWELL
APPLICANT: ALEX WILLIAMS
NPU Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

4. **Z-14-34-** An ordinance to rezone from the C-4 (Central Area Commercial Residential) to the RG-4 (Residential- General) district property located at **Z-14-34 FOR 410 FELTON DRIVE, 395 CENTRAL PARK PLACE, 330 MCGILL PLACE, 330 AND 333 RALPH MCGILL BOULEVARD, NE** and for other purposes
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
5. **U-14-19-** An Ordinance granting a Special Use Permit pursuant to Section 16-18A.006 (4) for a Bus Terminal, property located at **211 PEACHTREE STREET, S.W.**, fronting approximately 50 feet on the west side of Peachtree Street and adjacent to the rear of the MARTA Garnett station. Depth: 133 feet. Area: 0.152 acres. Land Lot 77, 14th District Fulton County, Georgia
OWNER: GEORGIA UNDERWRITERS GROUP, INC.
APPLICANT: SHUZHEN SHENG
NPU M COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
6. **Z-14-36-** An Ordinance to rezone from the R4 (Single Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **1910 AND 1920 BIXBY STREET, S.E.**, fronting approximately 188 feet on the north side of Bixby beginning approximately 258 feet from the easterly intersection of Warren Street. Depth: varies. Area: approximately 2.88 acres. Land Lot 206, 15th Dekalb County, Georgia.
OWNER: LB BIXBY Street, LLC
APPLICANT: KB Partners (Jetha Wagner)
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
7. **Z-14-37-** An Ordinance to rezone from the SPI 15, Subarea 8 to the SPI 15 Subarea 3, property located at **690 AND 658 LINDBERGH DRIVE, N.E.**, fronting approximately 511 feet on the north side of Lindbergh Circle at the northwest intersection of Morosgo Drive and Lindbergh Circle. Depth: varies. Area: approximately 8.71 acres. Land Lot 48, 17th Fulton County, Georgia.
OWNER: BUCKHEAD AT LINDBERGH, LLC (DAVID BAKER)
APPLICANT: FUQUA ACQUISITIONS II, LLC
NPU B COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2014

8. **Z-14-38-** An Ordinance to rezone from the R-4 (Single Family Residential) District to the PDH (Planned Development-Housing) District, property located at **845 DELMAR AVENUE, S.E. (AKA 795 AND 797 DELMAR AVENUE)** fronting approximately 160 feet on the south side of Delmar Avenue and approximately 735 feet on the easterly border of the Atlanta West Point Railroad. Depth: varies. Area: approximately 5.51 acres. Land Lots 11 and 22, 14th Fulton County, Georgia.
OWNER: TRUST FOR PUBLIC LAND
APPLICANT: JERRY MILLER
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
9. **Z-14-40-** An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District for a change of conditions, property located at **2860 PIEDMONT ROAD, N.E.,** fronting approximately 180 feet on the west side of Piedmont Road approximately 425 feet north of the intersection of Piedmont Road and East Wesley Road. Depth: varies. Area: approximately 1.240 acres. Land Lot 60, 17th District Fulton County, Georgia.
OWNER: FIRST COMMUNITY BANK OF EAST TENNESSEE
APPLICANT: JON W. JORDAN
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: CONTINUE TO OCTOBER 9TH AGENDA
ZRB RECOMMENDATION: CONTINUE TO OCTOBER 9TH AGENDA
10. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **3537, 3541, 3545, 3549, AND 3555 ROXBORO ROAD, N.E.,** fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY
APPLICANT: DAVID L. SMITH
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2014

11. **Z-14-43-** An Ordinance to rezone from the R-4B (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **776 MERCER STREET, S.E.** fronting approximately 176 feet on the north side of Mercer Street beginning 86 feet from the north east intersection of Mercer and Eloise Street. Depth: varies. Area: approximately 0.936acres. Land Lot 22, 14th District Fulton County, Georgia.
OWNERS: PHILIPPE J. PELLERIN REAL ESTATE SERVICES, LLC C/O PHILIPPE PELLERIN
APPLICANT: PHILIPPE PELLERIN
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

END OF AGENDA